



4 Capital Facilities & Utilities

The Capital Facilities and Utilities Chapter addresses the infrastructure the City envisions as necessary to meet the needs of its citizens and business community. This Chapter coordinates and provides consistency among the many City plans for capital and service utilities improvements.

As required by the GMA (RCW 36.70A.070(3) and (4)), it ensures the timely and efficient provision of adequate public facilities and utilities that support existing uses and planned growth and existing uses.

For capital facilities, the Capital Facilities & Utilities Chapter shall include (1) an inventory of existing capital facilities owned by public entities, including green infrastructure¹, showing the locations and capacities of the capital facilities; a forecast of the future needs for such capital facilities; (2) the proposed locations and capacities of expanded or new capital facilities, (3) an at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; (4) and a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities and utilities element are coordinated and consistent. Future services and facilities, and levels of service, are coordinated with the planned population and growth patterns established by the comprehensive plan's land use and growth management chapters. Proposed major capital expenditures planned throughout the city are identified, and six-year financing strategies and requirements are addressed for all major city capital programs.

For utilities, the Capital Facilities & Utilities element must consist of the general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to electrical, telecommunications, and natural gas systems.

The City should identify all public entities that own capital facilities and utility systems and endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within the Capital Facilities & Utilities element the information as listed prior. The City is to provide contact information for each identified capital facility and utility service provider – see Appendix X.

The Capital Facilities and Utilities Chapter emphasizes services the City provides, in particular, storm drainage and sewer services. Utilities and services not provided by the City include law enforcement, school, and fire services, solid waste facilities and services, library services, potable water, schools, and private services such as electricity, natural gas, and telecommunication providers information is also presented in this Chapter. This Chapter relies heavily on the 2019-2025 La Center Urban Area Capital Facilities Plan (CFP) which the City

¹ RCW 36.70A.030 defines "green infrastructure" as a wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater.

updates periodically. The CFP ensures the timely and efficient provision of public facilities needed to support planned growth and existing uses. Future services and facilities, and levels of service, are coordinated with the planned population and growth patterns established by Clark County and in the Land Use and Growth Management/Housing Chapters (Chapters 1 and 3).

Capital facilities plans CFPs for transportation services, also mandated by the GMA, are provided separately within the Transportation Chapter (Chapter 2). City park facilities are summarized in the Parks Chapter (Chapter 6) of this Comprehensive Plan.

Existing Conditions—City Services

Sanitary Sewer

Existing Conditions

In 2006, the City reacquired the wastewater conveyance and treatment systems from Clark Public Utilities (CPU) who had owned and operated the facilities since 1992.

Figure 1: La Center Wastewater Treatment Facility



The City measures sewer waste capacity in terms of Equivalent Residential Units (ERUs). One ERU is equal to approximately 300 gallons of waste per day. In 1994, CPU provided service to approximately 240 Equivalent Residential Units (ERUs). The present capacity is 5,558,620 ERUs, with the increase due to a treatment plant expansion with the 2015 Comp Plan update.

Future Demand

During the 2015 Comprehensive Plan update and ito accommodate La Center's 2036 population growth, the City expanded its wastewater treatment plant. The expanded plant consists of:

- » Two (2) fine screens;
- » ~~One grit removal system~~

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- » ~~Two (2) Membrane Biological Reactors (MBRs) process trains, including Ludzack-Ettinger (MLE) biological treatment and membrane solids separation;~~
- » ~~One (1) Aerated Sludge Storage Basin (ASSB) and One Sludge Storage Basin (SSB) for sludge stabilization and storage;~~
- » Three (3) ultraviolet sterilization unit;
- » Two (2) Biosolids dryers;
- » ~~Two (2) Biosolids Dewatering units~~ One (1) Rotary Fan Press for sludge dewatering; and
- » Handling equipment

The expanded plant has the potential treatment capacity of ~~5,558~~ 4,620 ERUs, which is ~~in excess of~~ insufficient capacity needed to serve the projected ~~20-year~~ demand ~~through 2045~~. The City is planning for future commercial and industrial development at the La Center I-5 Junction ~~and increased residential densities within the current UGA~~. The City has the treatment capacity to serve the Junction but does not have the collection system in place.

Stormwater

Existing Conditions

The City of La Center Public Works Department maintains all city-owned storm systems, including storm piping, manholes, catch basins, stormwater detention and wetland ponds.

In 2011, the City annexed Northwest La Center Road from the East Fork Lewis River Bridge to the I-5 bridge. This includes McCormick Creek culverts and other roadside ditches and culverts along Northwest La Center Road.

In 2015, the Cowlitz Indian Tribe rebuilt the bridge at Exit 16 over I-5 and installed two roundabouts in WSDOT right-of-way and realigned Northwest La Center Road and Northwest Paradise Park Road to accommodate these improvements. As part of these improvements, a new storm system was built in Northwest La Center Road and Northwest Paradise Park Road, that drain to a new wetland pond. The City maintains this new pond and all the public storm improvements adjacent to Northwest La Center Road and Northwest Paradise Park Road.

Future Demand

In 2019, the City implemented a Stormwater Utility Rate to all residents in La Center, in order to implement the following:

Maintenance of a city underground storm system; maintenance of City-owned stormwater detention ponds, wetland ponds, underground stormwater treatment vaults; and city street sweeping.

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- (1) Implement a Stormwater Management Plan to determine future projects, including timeline and cost of improvements in La Center.

In 2023, the City developed storm basin mapping through IWorkQ, that allows City Maintenance Department, to monitor, and keep track of the condition and repairs of storm structures.

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Law Enforcement

Existing Conditions

In 2023, La Center the City maintains its own police department entered an interlocal agreement with the Clark County Sheriff Office (CCSO) to provide law enforcement services within the City limits.

Washington State Patrol has concurrent jurisdiction on all state routes within the County, including the I-5 freeway. La Center shares use of the main Clark County Jail, Municipal Court facilities in Battle Ground, the 911 Clark Regional Emergency Services Agency, and the Child Abuse Intervention Center. All law enforcement personnel are required to pass annual training by the Washington State Criminal Justice Commission.

La Center CCSO maintains 24-hour law enforcement service.

Figure 2: CCSO in La Center



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Inventory

Staff: The La Center Police Department is authorized 5 officers, 2 police sergeants, 1 police chief and 1 support position CCSO has three full-time staff and plans to have up to five full-time staff as allowed with no sergeant on the premises.

Vehicles: The Department operates an automobile fleet of five vehicles (4 patrol, and 1 dedicated vehicle for the chief which can be placed on patrol duties). CCSO provides X patrol vehicles for the City.

Facilities: The Department's current office facilities CCSO provides service from the former La Center Police Department Building, which is still owned by the City, consisting of approximately 1,890 square feet. The building is, are located at 105 West 5th Street in downtown La Center, Washington.

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Future Demand

Staff: The City of La Center is planning for a population of 7,6428,793 in the year 20362045. The Sheriff's Department will provide staff support as necessity demands and resources are available.

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Vehicles: ~~The La Center Police Department~~CCSO replaces aging cruisers every forty-eight months or 100,000 miles traveled.

Facilities: Over the ensuing twenty-year period, ~~the department~~CCSO may need to add additional office, holding, and storage space to accommodate additional law enforcement services due to city growth.

~~Existing Conditions—Services Provided by Others~~Public Services

~~Potable~~Municipal Water

Existing Conditions

Clark Public Utilities (CPU) provides public water service to La Center and the surrounding area. Per CPU's 2024 Water System Plan, the system is a 495 square mile network that serves approximately 101,124 people with 39,044 connections for Vancouver's unincorporated urbanizing area, La Center, and Yacolt (Figure 3). The system currently provides water to approximately 1,600 homes, scores of businesses, and schools in the La Center area. The system is hydraulically connected to the CPU water network, which extends throughout much of the Clark County rural area. The source for the full system is approximately thirty-four production wells and the storage need for the La Center system is provided by three reservoirs in the northern and western portions of the city. To meet previous and current system capacity and reliability, CPU reconstructed the existing flow control/pressure regulation station at NE Timmen Road.

- » The CPU La Center water system consists of:
 - » Three reservoirs (0.52 Million Gallons, 0.44 MG, 1.1 MG)
 - » ~~Two-Three~~Boosters Stations
 - » ~~Pumping Stations~~One flow control/pressure regulating station that supplies water from the CPU primary system
 - » Approximately 28.533.7 miles of pipe

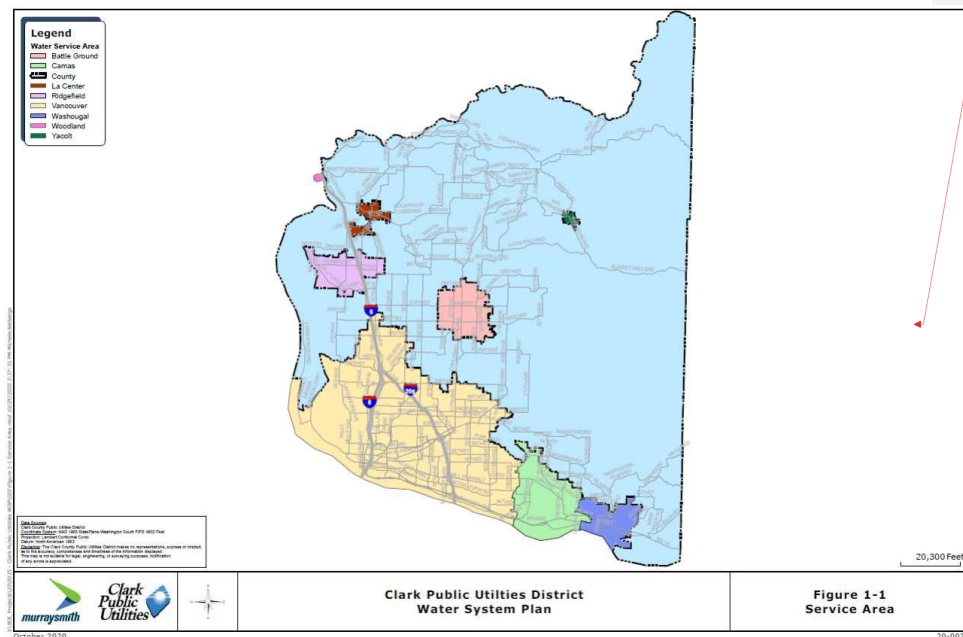
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Figure 332: CPU Service Area Map



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Future Demand

Improvements to the public water system are needed to accommodate the City's projected population growth for the year 20362045. To the north, a 1,000 gallons per minute (GPM) booster station and a back up generator station will be needed approximately 160,000 gallons of water system storage capacity will be needed to accommodate growth by 2032.

To serve the tribal casino and the projected future commercial and industrial development at the La Center I-5 Junction, CPU has developed a new well field west of I-5 and north of the East Fork of the Lewis River. The well field has a total capacity of 14.4 million gallons per day (MGD) over the planning period. This well-field is anticipated to supply a good portion of the water needed to meet the projected peak day demands for the City of La Center.

Recommended capital improvements for the Clark Public Utilities water system that will serve the La Center UGA include improvements to the following:

- » Source of supply and treatment facilities,
- » Distribution storage facilities and booster pumping stations, and
- » Distribution piping and appurtenances.

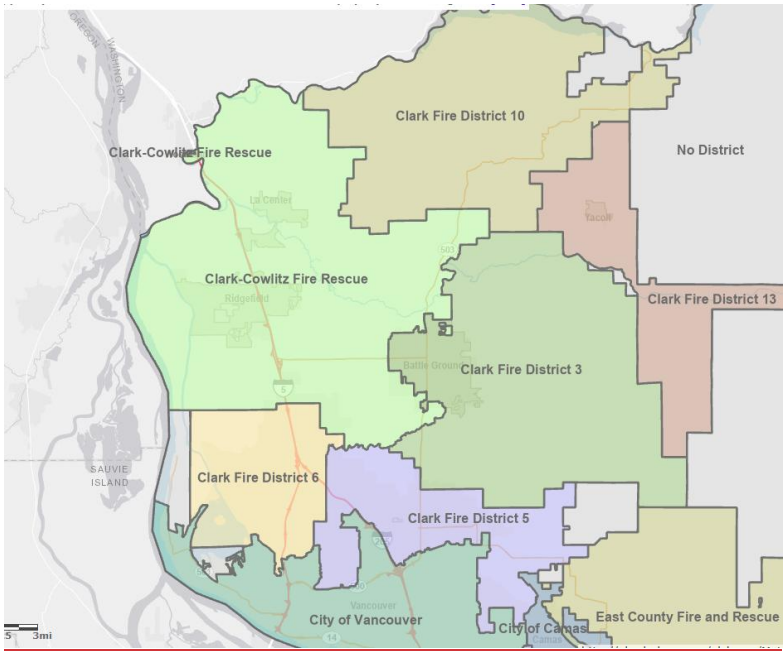
Booster pump improvements will include new pumping stations and upgrades to increase capacity at existing pumping stations ~~as well as several emergency generator installations~~. These improvements will increase fire flow and peak hour pressure to existing pressure zones in the northeast and northwest portions of La Center. ~~CPU will also reconstruct the existing flow control/pressure regulating station at NE Timmen Road to improve capacity and reliability.~~

Fire Protection

Existing Conditions

Clark ~~County-Cowlitz~~ Fire and Rescue (CCF&R) serves the city of La Center. CCF&R is a combination ~~district fire department~~ serving ~~155-125~~ square miles in northern Clark County and southern Cowlitz County including the cities of Ridgefield, La Center, Woodland, and unincorporated areas of Clark County (Figure 4). The service area has approximately 60,000 people. It operates one fire station within the La Center City limits (Station 23) at East Fifth Street and East Cedar Avenue. The district ~~responded~~ responds to over 5,000 calls across its service area ~~in 2014, the last year data were available~~ each year. The District also protects several areas of critical infrastructure including the major north-south rail line and interstate, several electrical substations, multiple government buildings, and two primary high pressure natural gas transmission lines.

Figure 4. Fire Protection Districts/Departments in Clark County



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The District provides various services to the citizens within its service area including:

- » Responding to all fire related emergencies-;
- » Providing BLS (Basic Life Support) at the EMT (Emergency Medical Technical) level including semi-automatic defibrillation-;
- » Providing ALS (Advanced Life Support) at the paramedic level-;
- » Responding to hazardous material emergencies with the ability to mitigate most emergencies and a contract with a regional hazardous materials team to handle extraordinary emergencies-;
- » An active public education program that targets outreach to the elderly and young children-;
- » Providing education aimed at the general population-;
- » Working closely with the County Fire Marshal to enforce the fire code-;
- » Responding on many non-emergency type calls-;
- » Offering home safety surveys, address identification, and smoke detector checks-;
- » Mobile integrated health;
- » Behavioral health crisis response; and
- » Referral services.

Figure 5: CCFR Staff



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Clark County Fire & Rescue CCFR is regularly assessed by the Washington Surveying and Ratings Bureau (WSRB). WSRB evaluates all Washington communities for their fire protection/suppression capability using a schedule approved by the Washington State Office of the Insurance Commissioner. WSRB assigns each community a Protection Class of 1 through 10, where 1 indicates exemplary fire protection capabilities, and 10 indicates the capabilities, if any,

are insufficient for insurance credit. As of ~~2015~~2017, La Center and the surrounding areas scored a 4. The benefits of these ratings are passed down to residents by having low insurance premiums and quality emergency services. This evaluation is generally completed every five years, however, this has been significantly backlogged due COVID. It is anticipated the CCFR will receive its WSRP review for La Center by mid-2026. The City will continue to coordinate with CCFR to ensure that WSRP ratings remain at 4 or less as the City grows.

Future Demand

CCF&R has identified priorities for future equipment and staffing to maintain emergency response times as the city grows. As the city grows, the number and type of calls will be influenced by several factors: increases in population and density, number of aging structures that have not had ongoing maintenance, lower income levels that restrict the ability of residents and owners to maintain and repair their homes and businesses, number of senior, nursing and skilled care facilities, and increasing age of the baby boomer generation. The need for additional response units (engines, trucks, etc.) is based on the many of these factors and on the number of emergency calls per response. CCFR will also perform ongoing community risk assessments and updates with consideration or risk mitigations such as fire sprinklers and residential fire sprinklers.

Solid Waste Facilities and Services

Existing Conditions

All cities and towns in Clark County have delegated responsibility for solid waste transfer and disposal planning to the County through ~~2021~~[YEAR]. The adopted Clark County Solid Waste Management Plan (CSWMP) of ~~2015~~2025 is updated regularly and reviewed by the County Solid Waste Advisory Commission. Agreements between Clark County and its cities commit each to the plan and to the plan's waste disposal system. The City's collected residential recycling and yard debris services are franchised and managed by Clark County under an interlocal agreement.

Counties and cities in the State of Washington are required by RCW 70.95 to:

- » Prepare and maintain coordinated solid waste management plans
- » Determine the nature and extent of various solid waste streams (for example, from households, industries, offices, etc.)
- » Establish management strategies for the handling, utilization, and disposal of solid waste
- » Identify waste reduction, source-separated recycling, and waste separation programs as priority management tools

Waste Connections of Washington is responsible for collecting both garbage and recyclable materials. There are no permanent solid waste facilities within the ~~City of La Center~~. Over half of

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the waste generated in the county is recycled or recovered, with the remainder disposed of in [approved](#) landfills.

[Waste Connections has three waste transfer stations throughout the county. The Central Transfer and Recycling \(CTR\) facility is the closest to the City and is located in north Vancouver at 11034 Northeast 117th Avenue, Vancouver, WA 98662. The CTR facility collects garbage, household hazardous waste \(HHW\), and a drop-off recycling operation that processes 800 to 1,000 daily tons of garbage. All municipal solid waste \(MSW\) from this facility is transferred via truck and barge to the Finley Buttes Landfill in Boardman, Oregon.](#)

[In West Vancouver, Waste Connections has the West Vancouver Material Recovery Center located at 6601 Northwest Old Lower River Road, Vancouver, WA 98660. This is a split facility that process MSW, organic wastes, yard debris, commingled recycling, and HHWs. It processes 400 – 600 daily tons of garbage, 250 daily tons of commingled recycling, and 150 – 200 daily tons of organics. All MSW from this facility is transferred via truck and barge to the Finley Buttes Landfill. Organics from the facility is transferred via truck to Dirt Hugger, an organic compost manufacturer, in Dallesport, Washington. The processed recycling from this facility is transferred to various end markets throughout the West Coast.](#)

[A small satellite transfer station that services the southeast portion of Clark County is located in Washougal at 4020 Grant Street, Washougal, WA 98671. The Washougal Transfer station primarily handles MSW and this is transferred via truck to Wasco County Landfill in The Dalles, Oregon.](#)

[Lastly, the primary location for collective services in Clark County is at Waste Connections of Washington's main facility located at 94111 NE 94th Avenue in Vancouver. All of the City's routes are based out of this site. The MSW collected in the City is governed by a lifetime franchise issued by the Washington Utilities and Transportation Commission. The County maintains flow control over all MSW tons generated in the county and requires the material to be delivered to its designated facilities.](#)

[Table 1: Total MSW Tons Transferred from Clark County Facilities to Designated Landfill Sites shows the total amount of MSW transferred in tons from the above County facilities to the designated landfill sites in 2022.](#)

Table 1: Total MSW Tons Transferred from Clark County Facilities to Designated Landfill Sites

Year	2022
CTR to Finley Buttes Landfill	198,079 tons
West Van to Finley Buttes Landfill	137,856 tons
Subtotal Finley Buttes Landfill	335,935 tons
CTR/West Van to Wasco County Landfill	48,767 tons
Washougal to Wasco County Landfill	39,795 tons
Subtotal Wasco County Landfill	88,562 tons
Total Outbound Landfill	424,497 tons

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The City of La Center helps sponsor and manage an annual solid waste and recycling day ~~which~~ that is very well attended.

Future Demand

Total waste generation is expected to continue to increase across the county as the population grows. The county has projected a ~~1-328.7%~~ increase in total ~~waste per year, including a 1.6% increase in landfill tonnage and a 2% increase in residential recycling tonnage~~ municipal solid waste from 2021 through 2040. Clark County evaluated the capacity of its transfer stations and landfills and concluded that ~~they can accommodate the projected waste increase~~ improvement and expansion of the existing transfer station facilities will be necessary to accommodate services through 2034 ~~2040 due to projected countywide population increase. Capacity expansion will be required to service the north/central part of the county, including La Center. In order to accommodate this growth, a feasibility study will be conducted to see if a fourth transfer station in this area will be necessary to maintain current service standards with population growth.~~

The CSWMP establishes several overall goals for waste management over the ~~2015-2020~~ 2025-2030 timeframe ~~including around themes of community, environment, equity, and quality:~~

- » ~~Increase recycling rate to 55% and the total diversion rate to 70%~~ Promote sustainable actions and behaviors that ensure resources and options for future generations.
- » ~~Reduce per person per day landfilled volumes by 5%~~ Promote source reduction and improve recycling effectiveness.
- » ~~Reduce total amount of waste generated per person per day by 5%~~ Make the solid and hazardous waste system more accessible and equitable for all customers.
- » Develop plans and contracts for securing adequate funding and resources to build, operation and maintain a solid and hazardous waste management system for the next 20 years.

Public Schools

Existing Conditions

The La Center School District 101 (LCSD) is comprised of approximately 31 square miles. The district is bordered by the Woodland School District 102 to the north, the Green Mountain School District 103 to the northeast, the Battle Ground School District 119 to the southeast and the Ridgefield School District to the west. The district offers one elementary school (grades K-5), one middle school (grades 6-8) and one high school (9-12).

~~In 2020~~For the 2023-2024 school year, student enrollment was ~~a total of 1,488~~1,832. Grades K-5 enrolled ~~629~~825 students grades 6-8, ~~366~~430 students; and grades 9-12, ~~493~~576 students.² The average class size ~~(2022 – 2023 school year)~~ for grades K-5 was 22, for grades 6-8 was 21, and grades 9-12 was ~~14~~17.³ On average, teachers have ~~16~~14.4 years of classroom experience and ~~72~~77.6% of LSCD teachers have Master's Degrees.⁴ The School District supports a high school, middle school, elementary school, and home school academy.

La Center schools are a hub for community activity. During the daytime the school facilities are used for classroom education and at night for both student instruction and community events and activities. Parents and community members actively support the mission of ~~the La Center School District~~LCSDD through their involvement in school programs, fundraising and volunteerism.

Future Demand

~~Figure 7: La Center Library~~ The ~~City of La Center~~ regularly adopts the LCSDD capital facilities ~~iesy~~ plans as a mechanism to collect school impact fees (SIFs) for all new residential development. Through the development review process the ~~City~~ ensures that new subdivisions provide safe walking routes to local schools. ~~The LCSDD secured a contractor in December 2019 and began constructing a new middle school in May 2020 on property located at the SW portion of the city. The new middle school will open to students in the 2021-2022 school year.~~

Library Services

Existing Conditions

La Center is part of the Fort Vancouver Regional Library District (FVRL or District) provides library services ~~with 13~~ staffed libraries in four counties in southwestern Washington (Clark, Skamania, Klickitat, Cowlitz). FVRL serves a total population of 464,240 and an area of 4,200 square miles, with a collection of ~~751,470 volumes~~538,460 physical items that can be borrowed without fear of overdue fines and 165,296 eBook and eAudio items. The FVRL also has a vast digital resources including eMagazines.

Figure 6: La Center Middle School



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² OSPI 2023-24 Report Card: Enrollment

³ OSPI 2022-24 Report Card: Average Class Size

⁴ <https://washingtonstatereportcard.ospi.k12.wa.us/OSPI-2022-23-Report-Card-Teacher-Demographics>

~~streaming music and video platforms, and educational databases available 24/7.⁵ The District has 15 libraries across four counties, anchored by the 83,000-square-foot Vancouver Community Library recently completed in 2011.~~

The La Center Community Library is located in the historic Old Hospital Building at 1411 NE Lockwood Creek Road and is an integral part of the community. Mrs. Margaret Colf Hepola and other prominent citizens spearheaded the drive to relocate the Old Hospital and reuse it as a community library. The restoration and reuse retains historic elements while allowing the building to serve as a 3,380-square-foot modern library on three floors. In 2014 the La Center Library had a circulation of 64,747 items.

It recorded 37,973 visits and offered 202 programs attended by 6,002 people. There are no plans to expand or relocate the library.

Future Demand

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Private Utilities Services

Electricity

Existing Conditions

Clark Public Utilities (CPU), a customer-owned public utility district, provides electric service throughout Clark County. About ~~half~~ forty percent of the power the utility sells its customers is purchased from the Bonneville Power Administration, a federal agency that markets power generated at federal dams in the Pacific Northwest. Additional power is provided from renewable energy purchases and power generated at the River Road Generating Plant, a combined-cycle combustion turbine that uses natural gas to produce electricity.

~~In 2022, the CPU system consists of more than 130 miles of high-voltage transmission lines (69,000 and 115,000 volts), 54 substations/switching stations, about 7,400 miles of overhead and underground distribution lines, and 57,500 utility poles. The facilities served about 211,000 customers. These customers were serviced with 5.5 million megawatt hours and a peak demand of 1,083 megawatts. CPU's generating system produced nearly 1.7 million megawatt hours of electricity.~~ CPU routinely reviews the county's growth plans and coordinates the construction of new electrical facilities with those plans. State law requires utilities to provide electricity to all who request it.

Future Demand

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The utility believes it has adequate supplies of electricity to meet anticipated customer demands. Utility officials routinely prepare projections of future demand for electricity and review available supplies. CPU Enterprise power substation at the La Center Junction to serve development on the Cowlitz Indian Reservation as well as future demand in North Clark County. CPU also

⁵ FVRL Meet FBRLibraries: <https://www.fvrl.org/about-us>

completed new and upgraded transmission and distribution lines between the substation at Union Ridge in Ridgefield and Enterprise substation at the La Center Junction.

Natural Gas

Existing Conditions

NW Natural Gas is the sole purveyor of natural gas in Clark County. The company serves over ~~5080~~ 5080,000 residential, commercial and industrial gas customers in the county. Its customer base has grown rapidly over the past 10 years, reflecting a strong preference by homebuyers, and reflected by builders for natural gas heating in new homes as the county's residential population increases.

Future Demand

Despite historic fluctuations in energy prices, as the local distribution company of natural gas, NW Natural anticipates continued ~~strong~~ growth in customer additions in Clark County and is planning for future infrastructure construction and maintenance to serve the expected need. Additional distribution lines will be constructed on an as-needed basis in accordance with local, state and federal regulations and codes covering land use and safety issues.

Telecommunications

Existing Conditions

The telecommunications industry is currently in the midst of tremendous advances in technology. Cellular and optical fiber technologies are transforming the way service is delivered. In addition, the physical barriers that separate data, video, and voice technologies are rapidly disappearing. Lewis River Telephone Company was the historic provider of telephone service in La Center, Lewis River Telephone Company is a subsidiary of TDS Telecom, headquartered in Madison, Wisconsin. TDS Telecom is a wholly owned subsidiary of Telephone and Data Systems Inc, and is the seventh-largest local exchange carrier in the U.S. Many telecommunication companies provide landline and cellular service to the La Center area. These include CenturyLink, Frontier Communications, AT&T, ~~Sprint~~ T-Mobile, and Verizon. Comcast provides cable television and internet access.

Conversations with cellular service providers such as Verizon and T-Mobile have indicated that most, if not all, the city has very good coverage of 4G and 5G speeds. The cellular service in the city is provided by three telecommunication towers located in the western and southwestern portions of the city.

Future Demand

It is typical for telecommunication service provider companies to react to growth when providing facilities and services rather than planning with future growth. However, some telecommunication providers have indicated that there is some level of future planning with known growth rates and development patterns in the communities they serve. Due to the

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competitive market of private communication providers. future facility plans are typically not publicly shared. yet, they strive to maintain the best and reliable service to their customers by maintaining current facilities and expanding with new facilities in tandem with community growth.

Essential Public Facilities

RCW 36.70A.200 states that essential public facilities (EPFs) are facilities that are typically difficult to site but that provide a broader state or local benefit. Essential public facilities can be government owned and operated facilities, or privately owned facilities that are regulated by public entities. EPFs include:

- » airports;
- » state education facilities;
- » state or regional transportation facilities;
- » regional transit authority facilities;
- » state and local correctional facilities;
- » solid waste handling facilities;
- » opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites;
- » regional parks/trails;
- » in-patient facilities, including substance abuse facilities, mental health facilities, and group homes; and
- » mental health facilities, group homes, community facilities, and secure community transition facilities
- ~~» transportation facilities of state-wide significance defined according to RCW 47.06.140~~
- ~~» secure community transition facilities~~
- ~~» hospitals and medical clinics~~

Existing Conditions

EPFs are typically difficult to locate because of perceived or real environmental, economic, or social costs. However, RCW 36.70A.200(2)(5) states that “No local comprehensive plan or development regulation may preclude the siting of essential public facilities.” ~~I-5~~Interstate 5 is the only EPF currently in the La Center UGA.

Future Demand

The process for siting essential public facilities (EPFs) depends on whether the facility is a state-wide EPF (like a university or prison), ~~a local, or~~ a regional, or a local EPF. The state-wide process

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is managed by a board or council comprised of representatives from state and local agencies. Local or regional facilities are reviewed by local governments using the existing GMA processes and local land use regulations.

Other City Facilities

In order for the City to complete its day-to-day functions of maintaining and growing with the community, it also must maintain, upgrade, and /or add new public works, parks, and community facilities. The City's Public Works department has outlined improvement projects for City facilities that are to be funded as shown in Table 2

Table 2: La Center Capital Facility Plan

Capital Project	Description	Est. Cost	Est. Date of Comp
Public Works Building 413 E Ivy Ave.	Public Works has outgrown its operations building and does not have adequate space to house existing equipment or work on equipment/vehicles for maintenance.	\$1M	2025
La Center Wheel Club Community Center 940 E 4 th St.	The community center is dated aesthetically and does not have adequate room for functions. The heating and cooling do not work adequately. The building needs updating and to be enlarged with HVAC upgrades. Cost for remodel in 2025 and expansion by 2027.	\$1M	2025 \$250K 2027 \$750K
City Hall Garage 210 E 4 th St.	The garage is currently being used by public works to house equipment and for storage. We need to remove this equipment and add onto the PW operations center and remodel this garage space for office space to produce income for city.	\$265K	2026
City Bank Building 305 NW Pacific Hwy	The building is currently being leased. There are future plans for a remodel to house a restaurant facility for rental income. We are responsible for building envelope and HVAC System and roofing.	\$75K	2030
Old City Hall 214 E 4 th St	The building is currently being leased. CCFR has plans to vacate. An aesthetic remodel is needed for producing adequate fair market income. We are responsible for building envelope and HVAC System and roofing.	\$75K	2027
Sternwheeler Restroom	There are three options for restrooms along Lewis River in three separate locations. Each poses their own challenges with sewer connection.	\$250K	2027
Sternwheeler ADA Kayak or Canoe Launch	Allow Kayak and Canoe accessibility to the Lewis River for Disabled Vets	\$32K	2026

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Capital Project	Description	Est. Cost	Est. Date of Comp
Pollock Park Kayak Launch Restroom 32399 NE Pollock Road	There are three options for restrooms along Lewis River in three separate locations. Each poses their own challenges with sewer connection.	\$250K	2027
La Center Lewis River Beach Side 200 NW La Center Road	There are three options for restrooms along Lewis River in three separate locations. Each poses their own challenges with sewer connection. This location poses a traffic impact to NW La Center Road with turning off an on the main road. To put in adequate turn lanes the cost in \$178K	\$250K ± \$178K = 428K	2027

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Capital Facilities & Utilities Goals & Policies

Goal 4.1 La Center shall provide adequate capital facilities and utilities to serve all-city residents, businesses, and community assets living within the Urban Growth Area UGA.

Capital Facilities & Utilities Policies

Policy 4.1.1 La Center shall Adopt and annually update and adopt a Six-Year Capital Facility Program. The Six-Year Program shall include all capital improvements, including green infrastructure, necessary to correct existing deficiencies, replace worn out or obsolete facilities, or and construct improvements to accommodate desired growth.

Policy 4.1.2 La Center shall pPursue grants and other forms of financial assistance as a means of funding or partially funding identified capital projects.

Policy 4.1.3 La Center shall eEnsure that public utilities, facilities, and such services necessary to support proposed development are adequate to serve such developments at the time the development is available for occupancy or use without decreasing current service levels below locally established minimum standards.

Policy 4.1.4 La Center shall aAdopt and review Level of Service (LOS) standards for certain public facilities and services, such as streets, water, sewer, and parks and recreation, including any green infrastructure. The Ccity shall reassess the Land Use Cchapter (Chapter 1) of this plan if probable funding falls short of meeting existing needs and shall evaluate reasonable measures to ensure that the Land Use chapter (Chapter 1), Ccapital Facilities & Utilities chapter (Chapter 4), and financing plan within the capital facilities plan are coordinated and consistent.

Policy 4.1.5 ~~Coordinate~~ La Center shall coordinate with ~~Clark the~~ County, affected tribal governments, and special districts to ensure that the provision of public facilities and services are consistent and designed to implement the adopted Comprehensive Plan.

~~Policy 4.1.6 Establish a process to re-evaluate the land use chapter of the Comprehensive Plan if a determination is made that adequate financial resources do not exist to provide necessary public facilities and services to implement the plan.~~

~~Policy 4.1.7~~ Policy 4.1.6 ~~La Center shall u~~Use impact fees or system development fees as a method of financing public facilities required to support new development, consistent with state law.

~~Policy 4.1.8~~ Policy 4.1.7 ~~La Center shall c~~Coordinate with the County and special districts, to develop financial tools and techniques that will enable the City to secure funds to achieve concurrency.

~~Policy 4.1.9~~ Policy 4.1.8 ~~La Center shall Attempt to~~ maintain an inventory, including any green infrastructure, of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, natural gas lines and water and sewer lines.

~~Policy 4.1.9~~ La Center shall sSupport La Center School District efforts expand ~~its the~~ tax base by moving the school district boundary to include the La Center I-5 Junction the City's current UGA and as amended.

Policy 4.1.10 La Center shall ensure that all residents and property owners have equitable access to high-quality public facilities and utilities and while also considering and mitigating for any displacement that may occur.

Goal 4.2 Regarding Sanitary Sewer, Water, and Storm Drainage La Center shall plan for and provide adequate sanitary sewer, water, and storm drainage facilities to serve all residents, businesses, and development within the UGA.

~~Policy 4.1.11~~ Policy 4.2.1 ~~La Center shall d~~Develop and adopt levels of service standards for sanitary sewer, domestic water, and stormwater facilities serving new development within the UGA. In order to receive permit approvals, proposed developments shall demonstrate that these levels of service standards will be met prior to occupancy or that improvements needed to ensure compliance are planned for or constructed within six years.

~~Policy 4.1.12~~ Policy 4.2.2 ~~La Center shall continue to coordinate and plan for future domestic water facilities with~~ Clark Public Utilities (CPU), ~~is~~ the designated domestic water service provider for the City of La Center, to serve and support new and future development within the UGA.

~~Policy 4.1.13~~ Policy 4.2.3 ~~The City of~~ La Center ~~shall should~~ not allow extension of sewer service outside its ~~urban growth area~~ UGA except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

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~~Policy 4.1.14~~Policy 4.2.4 ~~La Center shall r~~Require all new construction and land divisions within the city limits to connect to public sewer and water ~~if the facilities are available.~~

~~Policy 4.1.15~~Policy 4.2.5 ~~La Center shall a~~Allow on-site water provisions and sewage treatment on legal lots within the UGA that predate ~~the adoption of this Comprehensive Plan (December 31, 2003)~~ if the following conditions are met:

- » The proposed on-site sewer and water systems are approved by the Clark County Health Department, with provisions for future maintenance established.
- » The ~~C~~city may require connection to public sewer or water at the owner's expense when public sewer or water service becomes available within 200 feet. Property owners shall provide a signed agreement to this effect.

~~The City~~La Center shall ~~ould~~ update its Stormwater Management Manual periodically and as required by federal and state laws.

~~Policy 4.1.16~~Policy 4.2.6

Policy 4.2.7 ~~La Center shall execute an annexation agreement with private landowners i~~n exchange for receiving extra-territorial sewer service outside the city limits but inside the ~~C~~city's UGA, ~~owners of private land shall execute an annexation agreement with the city,~~ which shall provide for annexation at the time of connection or upon demand by the ~~C~~city. Land owned or held in trust by the federal government is not subject to the Growth Management Act, and annexation shall not be required in connection with extension of sewer service to such federal property or trust land either inside or outside the La Center UGA. In lieu of annexation, the ~~C~~city shall execute a development agreement or inter-governmental agreement that provides for payment of infrastructure costs to serve the federal property or trust land, and any other matter that the ~~C~~city deems necessary or appropriate to address in such an agreement.

~~Policy 4.1.17~~Policy 4.2.8 ~~La Center shall promote green infrastructure where applicable in its planning, implementation, and maintenance of public utilities infrastructure with a focus on stormwater infrastructure.~~